

# **James City Green Building Design Roundtable**

**Monday, August 3, 2009**

**Government Complex Building F Board of Supervisors Room**

**4:00 p.m. to 6:00 p.m.**

## **Roundtable Committee Members**

### Private Sector

Robert Magoon, Jr., Magoon Associates  
Jack Van Kniest, Van Kniest  
Shereen Hughes, Former JCC Planning Commissioner  
Matt Leffler, Harvey Lindsay  
Andrew Cronan, Guernsey Tingle Architects  
Robert Duckett, Peninsula Housing and Builders Association  
Suzy Cheely, Busch Gardens

### Public Sector

John McGlennon, JCC Board of Supervisors  
Steven Hicks, JCC Development Management  
Rick Hanson, JCC Office of Housing & Community Development  
Cheryl Waldren, JCC Development Management  
Tom Coghill, JCC Code Compliance  
Steven Yarovsky, JCC Economic Development  
Ellen Cook, JCC Development Management  
Scott Whyte, JCC Development Management  
Stephanie Luton, JCC Purchasing Department  
Rich Krapf, JCC Planning Commission

## **General Discussion**

Steven welcomed everyone to the meeting and asked if anyone needed to make changes to the minutes. Discussed the website and the other green websites such as General Services has a green County website and James City Green Building Design Roundtable project is a County wide project. The information from all should be on one website. Tim Isom will handle the future presentations for the committee and anyone who needs to have and/or does a presentation please schedule thru Tim. The committee is trying to get some information out to the public thru News Releases.

Steven Yarovsky asked about future presentations from builders who are Earthcraft and LEED certified.

Andrew asked if it possible for the community to hear some of these presentations.

Stephanie Luton mentioned an application to the Department of Energy for a presentation outreach and expanded website. Offering these presentations, all of the outreach information in developing is a piggyback off of some of the information Rick's office has done. For some of the grant applications and stabilization grants an outreach component was what was envisioned for a pilot project for the public. Stephanie stated that if anyone was interested in a grant in the future, having one place to go to gather all the information would be helpful.

Steven mentioned about having a good message and site for the public by pulling the details together. We would like to have this information for citizens so they can have the information when needed. It's the main focus.

Ms. Hughes mentioned her group would be interested in gathering information about what experiences contractors actually have when they apply these concepts and have had about inspections as well as what problems have they encountered so when we make a recommendation how can we incorporate this information into our ordinances and inspection process, we have something to support their recommendations. Would like to hear from builders any conflicts and issues in reference to "green building". The main concern is ensuring that the contractors know what they are doing and know the recommendations for certification.

Steven and Shereen discussed having a public outreach for citizens such as what are the cost savings and how easy it is to do retrofits. The citizens will need the information and the committee will need the details based on the results.

Mr. Kniest mentioned the cost analysis of upgrading. A decision needs to be made as to what to do first and will the payback be in five minutes or in 50 years. These numbers are important because it may go on for 50 years, the most common issue is maintenance and does it degrade? It's a consistent cost benefit analysis. The possible feedback from the improvements could take a while and the customers are trying to decide on what to do. The cost of the upgrades could be done now, however, it may take awhile before they see the reduction in utilities bills or the benefits from the home. How do we convince the citizens to do the upgrades?

Mr. Magoon mentioned do we have a track record of buildings that have been certified. EarthCraft and Sustainable Design are the professionals in this environment. The criterion to use is the professional and how much experience do they have. Unfortunately some are making mistakes out there. Experience and creditability are very important.

Steven asked what committee should take on that task and coordinate with Research and Development group. Have this information in the JCC Green Building Roundtable Report.

Mr. Magoon mentioned his Design and Construction Committee questionnaire which was sent out members. Based on the subcommittee report they are items that should be pursued in James City County. There were a lot of specifics asked in the report and what other jurisdictions have done in other localities in Virginia. Was all the information covered in the survey and if not, what needs to be considered as an additional component of the survey.

Steven asked about the status of the subcommittees.

Rick Hanson, the chair for the Housing subcommittee, shared with the committee some of the technical issues with retrofit. While during the research a lot of the information also has to do with funding. We would like to have a joint session with the finance committee and to focus on the opportunities in terms of incentives for funding and the stimulus program and beyond.

Steven asked Rick when he thinks his committee could have a draft report.

Rick responded back maybe late August based on the information the committee has now and he is waiting to hear from the Department of Energy on what these programs will offer and operate. Such as energy audits and other information which has not been released yet. The other factor is how these programs will operate in Virginia.

Mr. Magoon, with the Design and Construction committee, stated the summary of the survey will be sent out to committee members via e-mail. The survey could be in a format recommendation.

The Communication Committee wants to target audiences to communicate with, establish what message to give and send out information to each target audience, since you would not give the information to a homeowner as a builder. The committee wants to keep the information simple without a lot of technical information and to still have useful information. Which media sources to use to communicate with the public? Virginia Natural Gas has some incentive programs for the consumers and it's that kind of information for which News Releases could be done so the citizens are aware of what is available now. Use TV 48 for outreach programs.

Rick mentioned of having pilot programs to the general media not just the County.

Steven mentioned the Virginia Gazette inquiring about what the group is doing and if the newspaper can assist the group with media coverage.

Steven mentioned he would like to have information out to the general public by August 15.

Scott Whyte mentioned also using the Peninsula Home Build Association to have the information accessible to the public.

Bob Magoon mentioned Southface.org which Earth Craft was based out of this website. The website also has an interview process for RFP's and sustainable design questionnaires for architects and engineers. The website also has some information about retrofitting for existing

homes as well as work you can do for an existing house. It mentions on the website where one can have the greatest gain doing these improvements.

Rich Krapf, who is on the Steering and Planning Committee, discussed sustainability issue which is the second half of the Comprehensive Plan logo, which is Historic Past Sustainable Future. What we are looking at is trying to put together some type of executive summary document that addresses issues such as growth management for example and other initiatives that would support sustainability. It will pull the main information out of the document and focus on growth.

Mr. Cronan mentioned the grant application to fund showcase communities and mentioned weatherization funds thru CCA. There is also grant funding available. We also contacted Cynthia Adams, who is with the City of Charlottesville, Virginia. They received grants with 50% market penetration. One of the discussions was to also partner with William and Mary on a larger scale.

Steven discussed that if our focus and goal is to become a true Green Community its more than building and renovations but, also how citizens can apply every day activities such recycling, to efficiency vehicles to the County programs. Most communities that are successful partner with colleges and universities because the students energy and passion are present. There is a committee who are trying to move in this direction of sustainability. The interest is there and how can we capture it?

Mr. Magoon talked about the City of Charlottesville which has a great relationship between the business community and colleges. We could follow in the footsteps of Charlottesville.

Steven asked Scott Whyte to give the committee an over view of what the JCC Green Team is doing in terms of energy conservation for the County complex.

Scott replied the county government is doing recycling, fleet maintenance and energy efficiency in office spaces.

Mr. McGlennon's suggested that all sub-committees provide their write up to included in the JCC Green Building Roundtable Draft Report to be adopt the draft report. The group will have a draft plan together by Monday, September 14 at least there would be a tangible product and maybe a possible decision on an adoption of a draft plan.

The committee could put a draft set of recommendations together and send to Ellen and possible to have in August News Releases for the citizens.

Mr. McGlennon asked that notices be sent out to remind the group of when reports and News Releases are due.

Mr. Magoon asked about presentations in relation to bringing an individual from Charlottesville to do a presentation and/or speak with the group about Green Building.

Mr. Whyte mentioned he would like to know what the builders have tried that was successful and what was not successful.

Ms. Hughes mentioned a public outreach which the citizens can submit their experiences about green building; we're asking citizens within and surrounding jurisdictions to submit summary of these various experiences.

Mr. Costello also mentioned builders who know the benefits and how that outweighs the costs.

Steven mentioned having the developers more involved so when they began to develop sites and how they decide where the buildings will be placed. Builders are a critical role on how we are building. But how we plan committees is critical in also balancing what resources we have and having access for the community. How do we maximize our resources and still have a good development. How do we go about building and creating an additional sustainable community?

Mr. Magoon mentioned Green training and the terminology of growth management. Find out what *green* truly is and maybe change the terminology to growth management and densities. Control growth on how you want it and change how we do green communities.

Ms. Hughes mentioned not to increase density with sprawl but instead increase density by improving on the infrastructure.

Steven discussed, what development is, a valuable resource and the limited resources such as water and infrastructure to housing and the environment. Come up with alternatives so we don't have to draw from the resources. Since our resources are limited we need to think of green community and sustainability realizing that the County's resources are limited. We need to think in terms of what we can do to give back to the community.

Mr. Kraph mentioned there are so many initiatives that can go along with development such as fuel energy and Warrenton County who uses biomass to convert to energy.

Steven mentioned we should have a document to identify the direction we need to go for the community.

The meeting was adjourned.